

## Licensing Sub-Committee

Tuesday 3 May 2016

10.00 am

Ground Floor Meeting Room G06 - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Renata Hamvas (Chair)  
Councillor Sunil Chopra  
Councillor Eliza Mann

### Reserves

Councillor Charlie Smith

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Access to information

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#### Contact

Andrew Weir on 020 7525 7222 or email: [andrew.weir@southwark.gov.uk](mailto:andrew.weir@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 22 April 2016



## Licensing Sub-Committee

Tuesday 3 May 2016  
10.00 am

Ground Floor Meeting Room G06 - 160 Tooley Street, London SE1 2QH

### Order of Business

Item No.	Title	Page No.
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#### **PART A - OPEN BUSINESS**

**1. APOLOGIES**

To receive any apologies for absence.

**2. CONFIRMATION OF VOTING MEMBERS**

A representative of each political group will confirm the voting members of the committee.

**3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT**

In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.

**4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.

**5. LICENSING ACT 2003: COURTYARD, OXO TOWER WHARF, BARGEHOUSE STREET, LONDON SE1 9PH**

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**ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

#### **PART B - CLOSED BUSINESS**

**EXCLUSION OF PRESS AND PUBLIC**

**Item No.**

**Title**

**Page No.**

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

**ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

Date: 22 April 2016

<b>Item No.</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 3 May 2016	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report title:</b>		Licensing Act 2003: Courtyard, Oxo Tower Wharf, Bargehouse Street, London SE1 9PH	
<b>Ward(s) or groups affected:</b>		Cathedrals ward	
<b>From:</b>		Strategic Director of Environment and Leisure	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by the Coin Street Community Builders under Section 17 of the Licensing Act 2003 for a new premises licence in respect of the area known as the Courtyard, Oxo Tower Wharf, London SE1 9PH.
2. Notes:
  - a) The detail of the application is dealt with in paragraphs 8 – 15 of this report. A full copy of the application is provided for information at Appendix A.
  - b) The application is subject of five representations, comprising three responsible authorities and two other persons. The representations are detailed within paragraphs 16 – 23 of this report. A copy of each of the representations received from the responsible authorities is provided at Appendix B and of the representations submitted by other persons at Appendix C.
  - c) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

## BACKGROUND INFORMATION

### The Licensing Act 2003

3. The Licensing Act 2003 provides the licensing regime for:
  - The sale of and supply of alcohol
  - The provision of regulated entertainment
  - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
  - The prevention of crime and disorder
  - The promotion of public safety
  - The prevention of nuisance

- The protection of children from harm.
6. In carrying out its licensing functions, a licensing authority must also have regard to:
- The Act itself
  - The guidance to the act issued under Section 182 of the Act
  - Secondary regulations issued under the Act
  - The licensing authority's own statement of licensing policy
  - The application, including the operating schedule submitted as part of the application
  - Relevant representations.
7. The application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

## **KEY ISSUES FOR CONSIDERATION**

### **The premises and the application for a premises licence**

8. On 10 March 2016, an application was made under Section 17 of the Licensing Act 1963 by the Coin Street Community Builders for a new premises licence in respect of the Courtyard at Oxo Tower Wharf, Bargehouse Street, London SE1 9PH.
9. The application sets out that the Courtyard comprises “the public realm at Oxo Tower Wharf, a mixed use development housing, exhibition and event space, design studios, cafes, restaurants and residential flats that opened to the public in 1996.”
10. The application goes on to explain that “The slate paved courtyard is accessible from 1 primary entrance from the riverside walkway and 2 entrances from Bargehouse Street. As part of an enlivenment strategy for the animation of Oxo Tower Wharf, (the) Courtyard will house temporary events which may incorporate entertainment and the sale of alcohol.”
11. The application seeks to enable the supply of alcohol and a range of regulated entertainments as follows:
- General hours premises are intended to be open to the public (under the licence): Monday to Sunday 10:00 to 22:00
  - Hours sought for the supply of alcohol (for consumption on and off the premises) : Monday to Sunday 10:00 to 21:00
  - Hours sought for the provision of regulated entertainment (including plays, film exhibitions, live music, recorded music, and performances of dance): Monday to Sunday 10:00 to 22:00.
12. A copy of the licence application is provided as Appendix A to this report. The application includes the proposed operating schedule under Part 3. Sections 3A to 3L set out more detail on the proposed days and hours of operation. Section 3M

describes the steps that the applicant proposes to take to promote the four licensing objectives. In the event that the application is granted or part granted the licence issued would be made subject to the mandatory conditions set out in the Act together with conditions reflecting the proposals in part 3M of the operating schedule as amended by negotiation or through the sub-committee's determination.

13. The application sets out that outside of the licence sought, the intended licensed area is an open courtyard with no structures or entertainment. The premises around the courtyard are accessible to the public from 07:00 until the restaurants close (circa midnight to 01:00).

#### **The applicant**

14. The applicant is the Coin Street Community Builders, being a company limited by guarantee.

#### **Designated premises supervisor (DPS)**

15. The application proposes Alison Pinner to be the designated premises supervisor (DPS) named on the licence. Ms Pinner holds a personal licence issued by the London Borough of Bromley.

#### **The representations from responsible authorities**

16. Four representations have been received from responsible authorities. These are the Metropolitan Police Service, the council's environmental protection team (EPT), the council's planning team and the licensing authority's responsible authority officer. Copies of each of the responsible authority representations are included as Appendix B to this report.
17. The police representation raises concern that the content of the operating schedule is unclear and unenforceable. It goes on, however, to offer two recommendations for the promotion of the prevention of crime and disorder licensing objective concerning the employment of Security Industry Authority staff and the provision of CCTV.
18. The EPT representation highlights that the premises is close to noise sensitive residential premises and commercial premises where complaints of noise have been received in the past from construction works and buskers and have serious concerns on the conceivable public noise nuisance impact.
19. The EPT also raise questions with regards to the effectiveness of the conditions for prevention of public nuisance as proposed and raise concerns on patrons purchasing alcohol for consumption off the premises causing public nuisance at residential premises further from the premises.
20. The planning representation raises concern that the licensed use of this outside area will cause harm to the amenity of surrounding residents.
21. The licensing responsible authority officer representation is made under all four of the licensing objectives. It cites that
  - The premises are located in the Borough and Bankside cumulative impact area and constitute a premises similar to the nature of the categories of premises to

which the policy applies. As such a rebuttable presumption to refuse the application applies

- The operating schedule does not sufficiently address the potential for public nuisance
- The operating schedule fails to address a range of other issues including a dispersal policy, age verification scheme, event programming, staff numbers and training and safe capacity.

### **Representations from other persons**

22. The application is also subject of representations from two other persons: a local ward councillor and a local resident.
23. The ward councillor representation relates to the licensing objective of the prevention of nuisance. The representation notes that “this is an outdoor area close to residential properties, and I have seen no evidence to suggest that any measures have been put in place to mitigate the impact of noise and disturbance to nearby residents.”

### **Operating History**

24. There is no relevant previous operating history to report.

### **The local area**

25. A map of the area is attached to this report as Appendix D. The premises are identified by a triangle at the centre of the map. For purposes of scale only the circle on the map has a 100 metre radius.
26. There are a number of licensed premises operating from the nearby. These include:
  - Mondrian London, 20 Sea Containers House, Upper Ground, London SE1: licensed for alcohol on and off sales, a range of regulated entertainments and late night refreshment. The premises operates 24 hours a day, 7 days a week. The licensed hours of operation generally run from 07:00 to 03:00 each day.
  - Ogilvy & Mather Group, 18 Sea Containers House, Upper Ground, London SE1: licensed for alcohol on and off sales, a range of regulated entertainments and late night refreshment. The premises operates 24 hours a day, 7 days a week. The licensed hours for regulated entertainment generally run from 08:00 to 00:00 with alcohol licensed hours ending at least one hour earlier.
  - WeWork, 22 Ground Floor, New Kings Beam House, Upper Ground, London SE1: licensed for the sale of alcohol for consumption upon the premises between 14:00 and 23:00 each day.

### **Southwark council statement of licensing policy 2016-19**

27. Under the Southwark policy, the premises are located within the Borough and Bankside cumulative impact policy area. Under this policy a rebuttable presumption to refuse the application applies.

28. The premises also fall within the area classification for major town centre and strategic cultural area. Under this classification, the recommended appropriate terminal hours for licensed premises are as follows:
- Restaurants / cafes: Friday and Saturday 01:00, Sunday to Thursday 00:00
  - Public houses, wine bars or other drinking establishments: Friday and Saturday 00:00, Sunday to Thursday 23:00
  - Hotel bars and guesthouses: No restrictions for residents
  - Night clubs (with 'sui generis' planning classification): Friday and Saturday 03:00, Monday to Thursday 01:00 and Sunday 00:00
  - Off-licences and alcohol sales in grocers / supermarkets: 00:00 daily
  - Take-away establishments: Friday and Saturday 01:00, Sunday to Thursday 00:00.
  - Cinemas and theatres: 02:00 daily
  - Vessels: 23:00 daily
  - Qualifying members clubs: 02:00 daily
29. Council assembly approved Southwark's statement of licensing policy 2016-19 on 25 November 2015. The policy came into effect on 1 January 2016. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:
- Section 3: Purpose and Scope of the Policy - Which reinforces the four licensing objectives and the fundamental principles upon which this Authority relies in determining licence applications.
  - Section 5: Determining Applications for Premises Licences and Club Premises Certificates - Which explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
  - Section 6: Local Cumulative Impact Policies - Which sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
  - Section 7: Hours of Operation - Which provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification.
  - Section 8: The Prevention of Crime and Disorder – Which provides general guidance on the promotion of the first licensing objective.
  - Section 9: Public Safety - Which provides general guidance on the promotion of the second licensing objective.
  - Section 10: The Prevention of Nuisance - Which provides general guidance on the promotion of the third licensing objective.
  - Section 11: The Protection of Children from Harm - Which provides general guidance on the promotion of the fourth licensing objective.

30. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.

### **Resource implications**

31. Upon application a fee of £100 was paid to the licensing authority. This provides a contribution to the licensing process.

### **Consultation**

32. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003.

### **Community impact statement**

33. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Democracy**

34. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
35. The principles which sub-committee members must apply are set out below.

### **Principles for making the determination**

36. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
37. Relevant representations are those which:
- Are about the likely effect of the granting of the application on the promotion of the licensing objectives
  - Are made by an interested party or responsible authority
  - Have not been withdrawn
  - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
38. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
- To grant the licence subject to:
    - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives.

- Any condition which must under section 19, 20 or 21 be included in the licence.
- To exclude from the scope of the licence any of the licensable activities to which the application relates.
- To refuse to specify a person in the licence as the premises supervisor.
- To reject the application.

### **Conditions**

39. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
40. The four licensing objectives are:
- The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
41. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
42. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
43. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

### **Reasons**

44. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

### **Hearing procedures**

45. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.

- Members of the authority are free to ask any question of any party or other person appearing at the hearing.
- The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
  - Address the authority
  - If given permission by the committee, question any other party.
  - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
- The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
- The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
- In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.
- This matter relates to the determination of an application for a premises licence under section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

### **Council's multiple roles and the role of the licensing sub-committee**

46. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
47. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
48. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
49. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The

proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.

50. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
51. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Other persons must live in the vicinity of the premises. This will be decided on a case to case basis.
52. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
53. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

### **Guidance**

54. Members are required to have regard to the Home Office guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

### **Strategic Director of Finance and Governance**

55. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

### **BACKGROUND DOCUMENTS**

<b>Background papers</b>	<b>Held At</b>	<b>Contact</b>
Licensing Act 2003 DCMS Guidance to the Act Secondary Regulations Southwark Statement of Licensing Policy Case file	Southwark Licensing, C/o Community Safety & Enforcement, 160 Tooley Street, London, SE1 2QH	Kirty Read Phone number: 020 7525 5748

### **APPENDICES**

No.	Title
Appendix A	The licence application
Appendix B	Representations from responsible authorities
Appendix C	Representations from other persons
Appendix D	Map of area

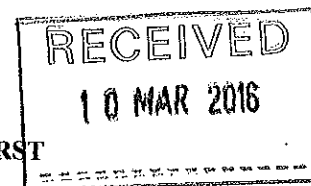
#### AUDIT TRAIL

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Environment & Leisure	
<b>Report Author</b>	Dorcas Mills, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	19 April 2016	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	19 April 2016	



Community Safety EHTS, Health Safety & Licensing Team, Southwark Council, 3rd Floor  
Hub 2, P O BOX 65429, London, SE1P 5LX

**Application for a premises licence to be granted  
under the Licensing Act 2003**



**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We COIN STREET COMMUNITY BUILDERS  
(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description			
COURTYARD OXO TOWER WHARF BARGEHOUSE STREET			
Post town	LONDON	Postcode	SE1 9PH

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ 0

**Part 2 - Applicant Details**

Please state whether you are applying for a premises licence as

Please tick as appropriate

- |   |                                     |                             |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals *               | <input type="checkbox"/>            | please complete section (A) |
| b) a person other than an individual *          |                                     |                             |
| i. as a limited company                         | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership                            | <input type="checkbox"/>            | please complete section (B) |
| iii. as an unincorporated association or        | <input type="checkbox"/>            | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/>            | please complete section (B) |

- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)
- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a  
 statutory function or   
 a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

**SECOND INDIVIDUAL APPLICANT (if applicable)**

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

**(B) OTHER APPLICANTS**

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name	COIN STREET COMMUNITY BUILDERS
Address	COIN STREET NEIGHBOURHOOD CENTRE 108 STAMFORD STREET SOUTH BANK LONDON SE1 9NH
Registered number (where applicable)	1783483
Description of applicant (for example, partnership, company, unincorporated association etc.)	COMPANY LIMITED BY GUARENTEE
Telephone number (if any)	020 70211650
E-mail address (optional)	

**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
01	04	2016

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

PLEASE SEE OVERLEAF

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

- | Provision of regulated entertainment  | Please tick any that apply          |
|---|-------------------------------------|
| a) plays (if ticking yes, fill in box A)  | <input checked="" type="checkbox"/> |
| b) films (if ticking yes, fill in box B)  | <input checked="" type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C)   | <input type="checkbox"/>            |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D)  | <input type="checkbox"/>            |
| e) live music (if ticking yes, fill in box E)   | <input checked="" type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F)   | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G)  | <input checked="" type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/>            |

**Part 3****Please give a general description of the premises.**

Courtyard is the public realm at Oxo Tower Wharf, a mixed use development housing exhibition and event space, design studios, cafes, restaurants and residential flats that opened to the public in 1996. The slate paved courtyard is accessible from 1 primary entrance from the riverside walkway and 2 entrances from Barge House Street. As part of an enlivenment strategy for the animation of Oxo Tower Wharf, Courtyard will house temporary events which may incorporate entertainment and the sale of alcohol.

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

**In all cases complete boxes K, L and M**

**A**

Plays Standard days and timings (please read guidance note 6)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	10:00	22:00	<b><u>Please give further details here</u></b> (please read guidance note 3) POTENTIALLY COMMUNITY PLAYS, STREET THEATRE, TOURING PLAYS AND COMMERCIAL PRODUCTIONS	Both	<input checked="" type="checkbox"/>
Tue	10:00	22:00			
Wed	10:00	22:00	<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 4)		
Thur	10:00	22:00			
Fri	10:00	22:00	<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sat	10:00	22:00			
Sun	10:00	22:00			

## B

Films Standard days and timings (please read guidance note 6)			<b>Will the exhibition of films take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3) POTENTIALLY SHORT SPECIAL INTEREST FILMS AND PROJECTIONS.		
Mon	10:00	22:00			
Tue	10:00	22:00			
Wed	10:00	22:00	<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 4)		
Thur	10:00	22:00			
Fri	10:00	22:00	<b>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat	10:00	22:00			
Sun	10:00	22:00			

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 6)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 4)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sat					
Sun					

## E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) AMPLIFIED AND ACOUSTIC MUSIC. WHERE APPROPRIATE, A SOUND ENGINEER WILL BE PRESENT.		
Mon	10:00	22:00			
Tue	10:00	22:00			
Wed	10:00	22:00	State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur	10:00	22:00			
Fri	10:00	22:00	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat	10:00	22:00			
Sun	10:00	22:00			

## F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	10:00	22:00	<b>Please give further details here</b> (please read guidance note 3) AMPLIFIED MUSIC. WHERE APPROPRIATE, A SOUND ENGINEER WILL BE PRESENT.		
Tue	10:00	22:00			
Wed	10:00	22:00	<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 4)		
Thur	10:00	22:00			
Fri	10:00	22:00	<b>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat	10:00	22:00			
Sun	10:00	22:00			

## G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	10:00	22:00	Please give further details here (please read guidance note 3) PERFORMANCE OF DANCE BY GROUPS, TROUPES AND INDIVIDUALS TO BOTH RECORDED AND LIVE MUSIC.	Both	<input checked="" type="checkbox"/>
Tue	10:00	22:00			
Wed	10:00	22:00	State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur	10:00	22:00			
Fri	10:00	22:00	Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat	10:00	22:00			
Sun	10:00	22:00			

## H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 4)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sun					

## I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 4)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sat					
Sun					

K

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).**

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 6)			<b>State any seasonal variations</b> (please read guidance note 4)
Day	Start	Finish	
Mon	10:00	22:00	<p>THE PREMISES ARE ACCESSIBLE TO THE PUBLIC FROM 7AM UNTIL THE RESTAURANTS CLOSE (CIRCA MIDNIGHT-1AM). SPECIFIC EVENTS ARE IRREGULARLY PROGRAMMED THROUGHOUT THE YEAR.</p> <p>OUTSIDE THE HOURS OF 10AM-10PM OR WHEN THE PREMISES ARE NOT USED FOR EVENTS, IT IS A COURTYARD WITH NO STRUCTURES OR ENTERTAINMENT.</p>
Tue	10:00	22:00	
Wed	10:00	22:00	
Thur	10:00	22:00	
Fri	10:00	22:00	
Sat	10:00	22:00	
Sun	10:00	22:00	
			<p><b><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u></b> (please read guidance note 5)</p>

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b><u>Will the supply of alcohol be for consumption – please tick</u></b> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b><u>State any seasonal variations for the supply of alcohol</u></b> (please read guidance note 4) ALCOHOL SALES WILL BE FROM SPECIFIC POINTS WITHIN THE PREMISES AS AGREED BY THE APPLICANT AND ONLY IN PLASTIC GLASSES IF SOLD FOR CONSUMPTION AWAY FROM THIS AREA.		
Mon	12:00	21:00			
Tue	12:00	21:00			
Wed	12:00	21:00			
Thur	12:00	21:00			
Fri	12:00	21:00			
Sat	12:00	21:00			
Sun	12:00	21:00	<b><u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name	[REDACTED]
Address	[REDACTED]
Postcode	[REDACTED]
Personal licence number (if known)	[REDACTED]
Issuing licensing authority (if known)	LB BROMLEY

**M** Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)**

PLEASE SEE OVERLEAF.

**b) The prevention of crime and disorder**

**c) Public safety**

**d) The prevention of public nuisance**

**e) The protection of children from harm**

**M** Describe the steps you intend to take to promote the four licensing objectives:

**a) General**

Our primary objective when letting the space for events is to ensure a safe environment for everyone present. Events are carried out in compliance with the CSCB's health and safety requirements. Risk assessments and method statements are carried out for events and if there are deemed to be any potential hazards or high risk situations then steps will be put in place in order to prevent or address them. All events are overseen by Coin Street Community Builders' staff who are aware of the four Licensing objectives and committed to ensuring they are observed.

**b) The Prevention of crime and disorder**

In the event that the space is let for an event, the organisers plan all events in consultation with the Applicant and are required to put in place any recommendations made. The organisers plan all events in consultation with the Applicant and are required to put in place any recommendations made. Where appropriate events are stewarded by professional stewards deployed at key points, wearing distinctive dress and briefed on their responsibilities and any relevant emergency procedures. The premises are covered by CCTV which is monitored by 24 hour on-site security.

**c) Public Safety**

In the event that the space is let for an event, there is an emergency and evacuation procedure in place and key event personnel are aware of appropriate action to take in the event of any emergency. All staff will be trained in the evacuation procedure. If a temporary event structure is erected the premises have appropriate fire extinguishers and clearly marked exits as necessary. First Aid cover will be provided. The event organiser will ensure that lighting covers areas of access and egress to the structure. No alcoholic drinks or glassware will be allowed to leave the premises. Traders will be required to have extinguishers appropriate to their operation.

**d) The Prevention of Public Nuisance**

Where appropriate the decibel level will be set and monitored throughout any event. Where appropriate local residents will be advised in advance of any event and if necessary will be provided with an onsite contact number in the event of any problems. Caterers onsite will be required to produce proof of registration with their local authority together with food hygiene certification, gas/electric compliance certification and insurance. People leaving the building are aware of residents living in the building and staff ensure they leave quietly and promptly. Notices are displayed at the premises asking guests to leave quietly. Guests will be directed to transport links away from residential areas. Rubbish will be managed by the event organiser who will ensure refuse is collected regularly by a waste management specialist and litter picking takes place in the surrounding area daily. Delivery and collection to the premises are time restricted.

**e) The Protection of Children from Harm**

Organised children's activities take place in secured areas away from areas where alcohol may be consumed or sold. The activities are monitored and, if children are not supervised by their parents, run by DBS checked practitioners. Anyone involved in the provision of alcohol complies with the licensing regulations relating to children. Alcohol is only served or sold by Personal Licence Holders.

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**Checklist:****Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

**Part 4 – Signatures** (please read guidance note 10)

**Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 11).  
If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	4 March 2016
Capacity	Commercial Director CSCB

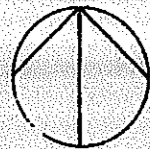
**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent (please read guidance note 12). If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

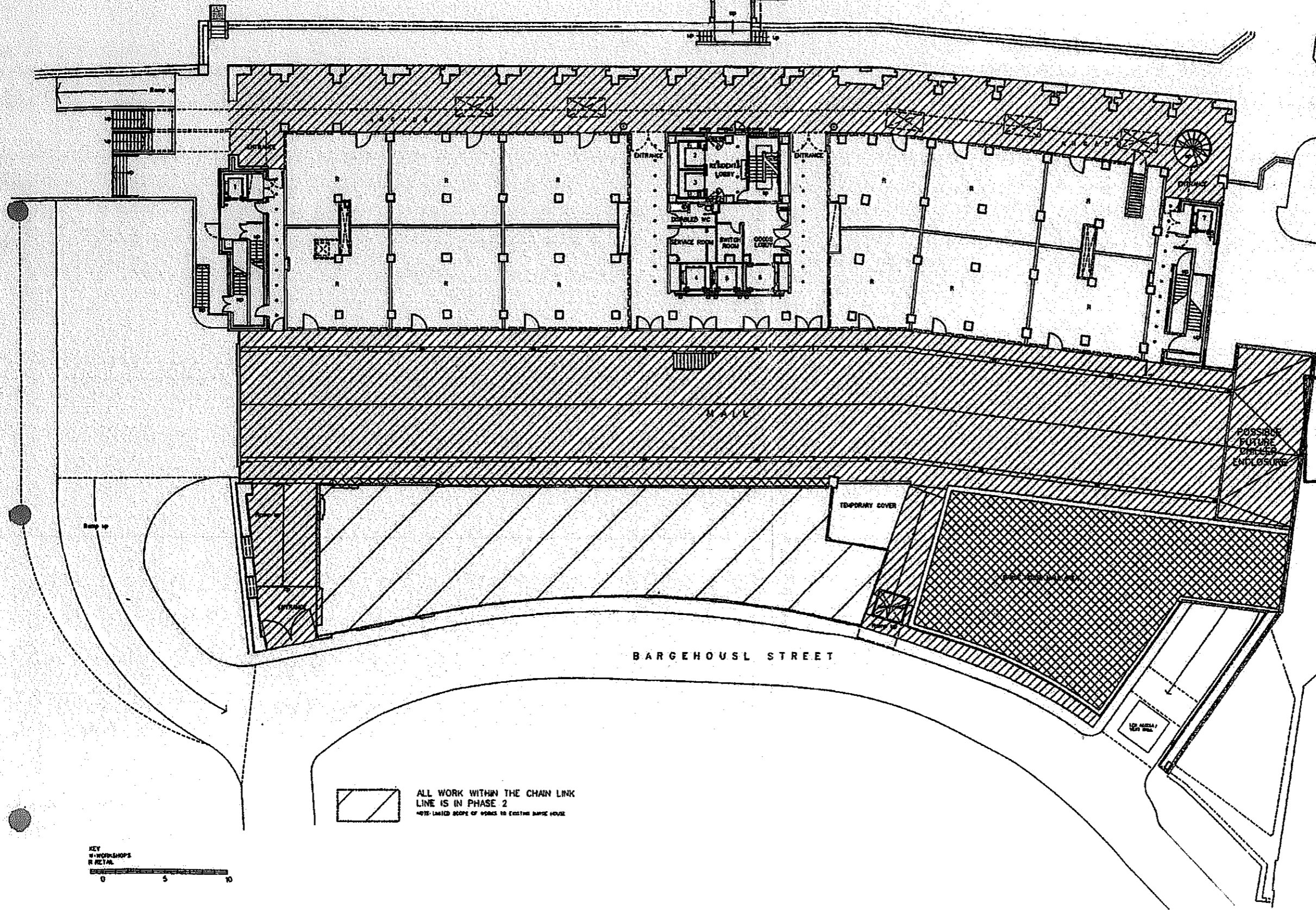
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)			
SOPHIE CAIN COIN STREET COMMUNITY BUILDERS COIN STREET NEIGHBOURHOOD CENTRE 108 STAMFORD ST. SOUTH BANK			
Post town	LONDON	Postcode	SE1 9NH
Telephone number (if any)	020 7021 1650		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
S. cain @ coin street. org.			

### Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.



OMITTED FROM BOTH PHASES



ALL WORK WITHIN THE CHAIN LINK LINE IS IN PHASE 2  
NOTE: LIMITED SCOPE OF WORKS TO EXISTING BARGE HOUSE



Job	172B	Dwg	SK1012	Rev.	A
Revisions:					
No.					Date
A	EXTERNAL SURFACE TYPES SHOWN EAST WEST EXTERIOR ARE ADJACENT TO CONTRA CORNE JOINTS.				
<b>TROLLOPE &amp; COLLS LTD</b> <b>STAMFORD WHARF 6103</b> <b>26 JUL 1994</b>					
NOT FOR CONSTRUCTION					
<b>STAMFORD WHARF</b> Coin Street Community Builders					
Lifschutz Davidson Design Ltd. Thomas Wharf Studios, Rotherhithe Road, London SE 16 4HA Telephone: 071 385 3344					
Building Reference					
Title GROUND FLOOR PLAN PHASE 1 ONLY					
Drawn	CAD	Scale	1:150	Date	FEB 94
Job	172B	Dwg	SK1012	Rev.	A



The Licensing Unit  
Floor 3  
160 Tooley Street  
London  
SE1 2QH

**Metropolitan Police Service**  
**Licensing Office**  
Southwark Police Station,  
323 Borough High Street,  
LONDON,  
SE1 1JL

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

**Our reference:** MD/21/ 2778/16

**Date:** 6th April 2016

**Re:- Coin St Community Builders, Courtyard OXO Tower Wharf SE1 9PH**

Dear Sir/Madam

Police are in receipt of an application from the above for a new premises licence. The applicants have included an operating schedule which includes a number of control measures for the promotion of the licensing objectives.

The conditions relate the applicants recommendations, however it does not make clear what the applicants recommendations are likely to be. The suggested conditions are therefore unenforceable.

Police have the following recommendations from the promotion of the prevention of crime and disorder.

1. In the event that the space is let for an event and this event includes the supply of alcohol and or the provision of regulated entertainment then the premises will employ SIA registered security staff. They will be employed at a ratio of one SIA staff to 50 (Fifty) patrons. They will be employed to ensure the safe capacity is not exceeded and for the prevention of crime, conflict management and to monitor and assist with the safe dispersal of patrons.

2. When the premises is in operation under its licence then it will be covered by CCTV capable of capturing an image of every person that enters the venue, the footage will be stored for no less than 31 days and will be made available for viewing and or downloading on reasonable request from any authorised officer.

Kind Regards

**PC Ian Clements 362MD**  
Southwark Police Licensing Unit  
Tel: 0207 232 6756

**From:** Prickett, Mark  
**Sent:** Thursday, April 07, 2016 12:32 PM  
**To:** Regen, Licensing  
**Cc:** 's.cain@coinstreet.org'; Franklin, David; Tear, Jayne; Mills, Dorcas; 'Ian Clements'  
**Subject:** EPT representation - New premises licence for Oxo courtyard

Dear Licensing,

The Environmental Protection Team (EPT) have reviewed the new premises licence application for Coin Street Community Builders, Courtyard, Oxo Tower Wharf, Bargehouse Street, SE1 9PH.

**Licensable activities sought;**

Plays, Films, Live music, Recorded music, Performance of dance (all indoors and outdoors): Monday – Sunday, 10:00 – 22:00

Supply of alcohol (both on and off the premises): 12:00 – 21:00 Monday to Sunday

Opening hours to public: 10:00 – 22:00 Monday – Sunday.

Section M, part d) of the license list the following measures to prevent public nuisance from occurring;

- 1 “Where appropriate the decibel level will be set and monitored throughout any event”
- 2 “Where appropriate local residents will be advised in advance of any event and if necessary will be provided with an onsite contact number in the event of any problems”
- 3 “Caterers onsite will be required to produce proof of registration with their local authority together with food hygiene certification, gas/electric compliance certification and insurance”
- 4 “People leaving the building are aware of residents living in the building and staff ensure they leave quietly and promptly”
- 5 “Notices are displayed at the premises asking guests to leave quietly”
- 6 “Guests will be directed to transport links away from residential areas”
- 7 “Rubbish will be managed by the event organiser who will ensure refuse is collected regularly by a waste management specialist and litter picking takes place in the surrounding area daily.
- 8 “Delivery and collection to the premises are time restricted”

**EPT stance**

The courtyard space highlighted for this premises licence appears to be the external/outdoor space the north (river walk) and to the south (to Barge House Street) of the Oxo Building.

The Oxo Building is a mixed use building with residential flats who will be the closest residents to this premises. There are also residents in South Bank Tower to the SE of the site and a hotel immediately adjacent to the east.

EPT have received complaints from Oxo residents in the past from construction works in the area, from ground floor Oxo commercial premises fit outs, from buskers and from licensable activities taking place in Oxo restaurants. As such EPT know that Oxo residents are noise sensitive.

Whilst this proposed licence in practice may not be utilised everyday of the year, at present the application is seeking outdoor music, plays, films and alcohol up to 22:00 beneath residential flats 7 days a week. Whilst EPT can see the benefit of the applicant having a premises licence for community events, it is considered important for relevant conditions to be attached in order to prevent public nuisance occurring.

EPT also have queries with regards to the proposed measures to control public nuisance;  
Cond 1 – What decibel level is being referred to and how was this derived? Where will it be monitored from and by whom? How will records be kept?  
Cond 2 – Will residents be advised for every event? If not, what scale of event is determined by which they will receive prior notification? How far will the letter drop/notification go in terms of residential properties?  
Cond 8 – What are the time restrictions in place for collections and deliveries to site?

EPT highlight concern where by it is advised that visitors can purchase alcohol and take it away from the Oxo premises and towards further residential blocks (i.e. on Broadwall, River Court & Rennie Court etc). Why are off-sales required?

At present EPT do have serious concerns on the conceivable public noise nuisance impact this premises licence will have on the closest residential properties living in the Oxo building. As such EPT make representation against this application and will reassess when further information is supplied.

Kind regards,

**Mark Prickett**  
**Principal Enforcement Officer**  
Environmental Protection Team  
3<sup>rd</sup> Floor, Hub 1  
Southwark Council, 160 Tooley Street, SE1 2QH  
Tel: 0207 525 0023

## MEMO: Licensing Unit

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**To** Licensing **Date** 07 April 2016

**Copies**

**From** David Franklin **Telephone** 020 7525 5800

**Email** [david.franklin@southwark.gov.uk](mailto:david.franklin@southwark.gov.uk)

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**Subject** Coin Street Community Builders, Courtyard, Oxo Tower Wharf, Bargehouse Street, London SE1

I make this representation with regards to the application for a new premises licence submitted by the Trading Standards for Coin Street Community Builders, Courtyard, Oxo Tower Wharf, Bargehouse Street, London SE1

The premises is an open courtyard area surrounded by commercial premises and flats overlooking the courtyard.

My representation is based on all four of the licensing objectives, the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

The application is for plays, films, amplified and unamplified live music, recorded music, performance of dance from 10:00 to 22:00 hours seven days a week and sale of alcohol from 10:00 to 21:00 hours seven days of the week.

Section six of the Statement of Licensing Policy (from page 32) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 129 of the policy into the class of premises in 130 of the policy are Night Clubs, Public Houses & Bars, Restaurants & Cafes, Off-licences, supermarkets, convenience stores and similar premises. It seems from the application that this premises would fall into the category of a similar premises to those listed.

Therefore under 119 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

The applicant has not provided sufficient information to rebut the presumption that the operation of the premises will give rise crime and disorder within the policy area.

The operating schedule does not sufficiently address public nuisance, the nature of the premises being open air and over looked by a large number of flats with the application seeking to operate 7 days a week for a period of 12 hours a day to 22:00 hours has the potential to give a nuisance to

residence over a period of time. Noise not only from the amplified music but from the patron themselves enjoying the event could give rise to public nuisance.

There is no dispersal policy within the operating schedule of the application to address the potential of crime and disorder or public nuisance from patrons leaving the event 22:00 hours.

The conditions offered for the protection of children from harm do not propose any specific scheme to prevent the sale of alcohol to children, a challenge 25 scheme with staff training should be considered.

The application seems to indicate that the courtyard will be let to outside parties which are overseen by Coin Street Builders' staff but there is no detail given as to the events themselves, no staffing numbers or training and no capacity figures to prevent overcrowding in the courtyard or how that would be monitored.

I recommend that the application is rejected due to the location of the open air courtyard overlooked by flats is unsuitable for amplified music accompanied by an unspecified number of event participants and is situated in the Borough and Bankside cumulative impact policy area.

Should members choose to refuse the application there is still the potential for the applicants to submit up to 12 temporary event notices for up to 21 days in total in a calendar year, with each event having a capacity of 499 at any one time.

David Franklin  
Licensing Authority as a Responsible Authority

**Chief executive's department**

Planning division

5th floor, hub 2

PO Box 64529

LONDON SE1P 5LX

EH & TS Licensing Unit  
Hub 2 3rd Floor Tooley Street

X

**Your Ref:****Our Ref:** 16-CE-00233**Contact:** Martha Dankwa**Telephone:** 020 7525 3734**Fax:** 020 3357 3101**E-Mail:** [planning.enquiries@southwark.gov.uk](mailto:planning.enquiries@southwark.gov.uk)**Web Site:** <http://www.southwark.gov.uk>**Date:** 24/03/2016

Dear Sir/Madam

**Premises Licensing re:**

OXO TOWER WHARF, BARGEHOUSE STREET

**Summary description:** New application (courtyard)**Date Received:** 12/03/2016

Having considered the proposal, planning would like to **object** to the application.

The premises has residential accommodation immediately adjacent. The application proposes that performances, the exhibition of films and the playing of both recorded and live music, amplified recorded music and the consumption of alcohol take place both indoors and outdoors. It is considered that the outdoor use in particular will cause harm to the amenity of surrounding residents.

Yours faithfully

Martha Dankwa  
Graduate Planner

**From:** Morris, Adele  
**Sent:** Wednesday, April 06, 2016 1:37 PM  
**To:** Jerrom, Charlie  
**Cc:** Noakes, David; Linforth-Hall, Maria; Franklin, David; Tear, Jayne;  
[REDACTED] Public Health Licensing  
**Subject:** RE: New Premises Licence for Oxo Tower Wharf, Bargehouse Street

Dear Charlie

I would like to object to application 851588, Oxo Tower Courtyard on the grounds of

The prevention of nuisance.

This is an outdoor area close to residential properties, and I have seen no evidence to suggest that any measures have been put in place to mitigate the impact of noise and disturbance to nearby residents.

This premises sits in the Borough and Bankside Cumulative Impact Policy area, and needs to demonstrate that a new premises licence at this location will not add to the noise and antisocial behaviour, crime and disorder or alcohol related hospital admissions that have led to the introduction of this policy. I have not seen evidence that this premises will not add to these issues.

Best wishes

Councillor Adele Morris  
Cathedrals Ward Liberal Democrat Councillor  
Opposition Spokesperson for Regeneration  
Vice Chair of Licensing Committee  
LGA Environment, Economy, Housing and Transport Board Member  
LGA Planning Advisory Service Board Member

[REDACTED]



[REDACTED]

From: [REDACTED]  
Sent: Wednesday, March 30, 2016 4:38 PM  
To: Regen, Licensing  
Subject: Very worried about planned continuous entertainment from courtyard on the south side of the Oxo Tower

Dear Sir/Madam,

It has been brought to my notice that Coin Street Community Builders have applied for a new premises licence from Southwark's Licensing Service. The licence is for plays, films, live music, recorded music, performance of dance on/off the premises between 10:00 - 22:00 Monday - Sunday and the sale of alcohol on/off the premises between 12:00 - 21:00 Monday - Sunday. The proposed opening hours are 10:00 - 22:00 Monday - Sunday

The application number is 851588 and it can be viewed here:  
<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=851588>

I am a [REDACTED] member of Redwood Housing Co-op, living on the south side of the Oxo Tower. My balcony, along with half the people living in Redwood Housing Co- op, directly overlooks the courtyard.

Regretably, from past experience, I have found that anything that has taken place in this location has been extremely audible to tenants in south-facing flats. This is partly because any sound is reflected off hard surfaces such as concrete and glass. Also, all the windows in the flats face south. Personally, I try to exercise as much tolerance as possible regarding activities in the park,, (which can have a similar sound impact), as I realize that I am very lucky to live here.

However, the exposure to loud noise from the courtyard, (intimittent or constant) can be very disruptive. My disability means that noise directed straight into my dwelling creates huge challenges in a home setting as a high percentage of essential activity that I have to undertake is accessed via listening.

There is already noise nuisance from people leaving the restaurant at night, the ground floor cafes opening in the morning and their deliveries which take place at any time. Although some of my own work involves small-scale entertainment, I would not expect to disturb people in a residential area. While there are benefits from having the occasional festival in this area, many tenants put up with high levels of noise nuisance already so that everyone can have a good time.

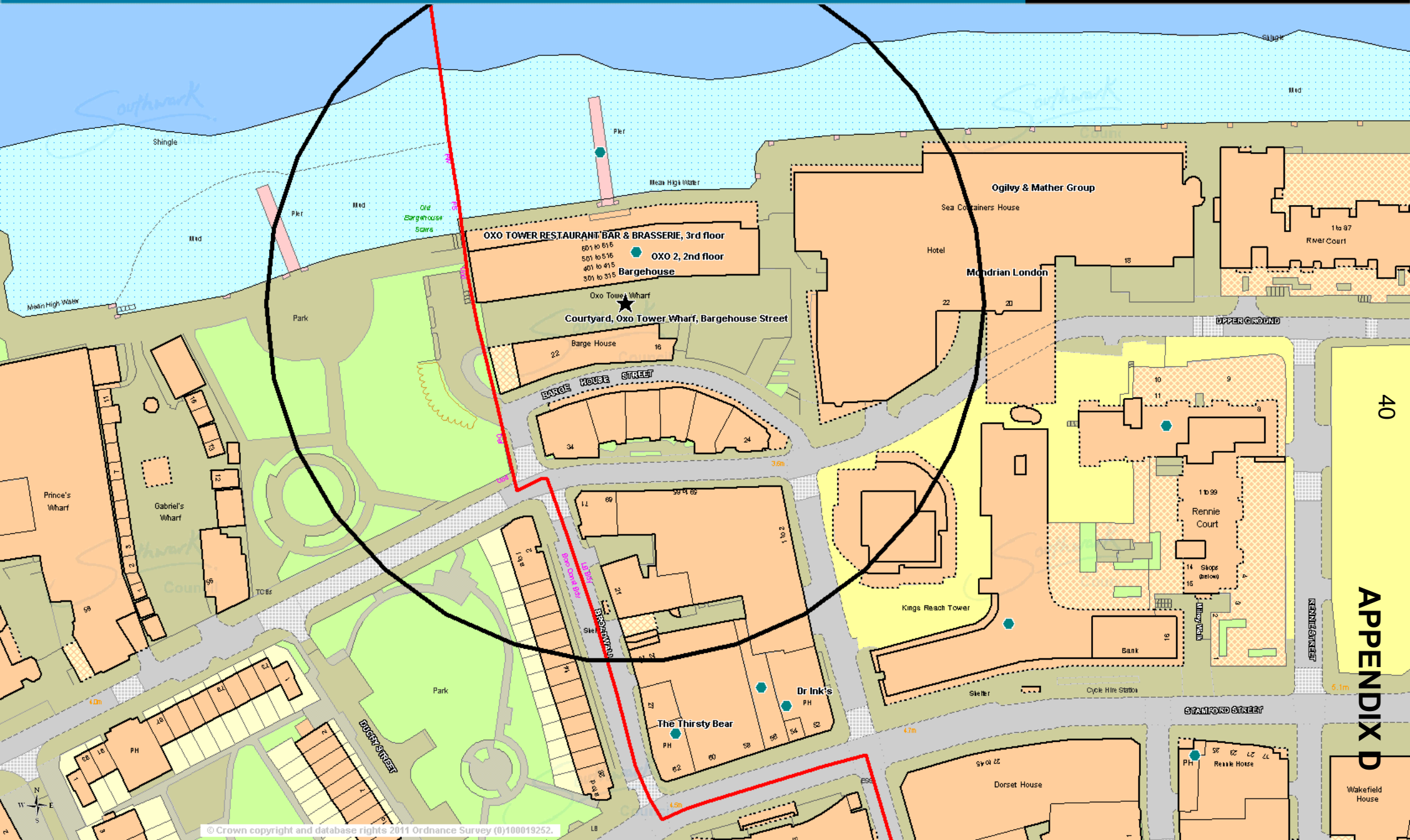
This new request for enabling such a wide variety of sound-based activity for so much of the time could undermine many people's privacy, especially since the balconies are already very exposed and for the past few years, there has been continuous building noise from the development of the hotel next door etc.

I would appreciate being informed if my objections have been noted.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

# Courtyard, Oxo Tower Wharf, Bargehouse Street, London, SE1

Date 19/4/2016



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APPENDIX D

Scale 1/1327

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